



CITY OF HOLLADAY PLANNING COMMISSION MEETING AGENDA

Date: Tuesday, May 20, 2014

Location: Holladay Municipal Center - 4580 S 2300 E

Time: 7:00 PM

AGENDA ITEMS

FIELD TRIP

- 5:30 PM 1. **Please meet at City Hall at 5:30 pm.** Three proposed project sites will be visited including: 1) the Priskos Drive Approach – 5795 S Conway Drive; 2) the Spring Creek Woods Subdivision – 4775 S Holladay Blvd.; and 3) the Holladay Vista Estates Subdivision – 5972 S Highland Dr.

Light Dinner will be served after the field trip.

PRE-MEETING / WORK SESSION -

- 6:30 PM All agenda items may be discussed.

CONVENE REGULAR MEETING

ACTION ITEMS

(The following matter is a Public Hearing. It will be heard and may be voted on. Notice to the public has been provided as required by law.)

- 7:00 PM 2. **Priskos Drive Approach – 5795 S Conway Drive – R-1-10 Zone – Special Exception** – Staff: Jonathan Teerlink, Tosh Kano. – Applicant Deno Priskos requests review for approval to increase the standard drive approach width from 25' to 35'. As per Holladay Ordinances; 14.12.150, 13.08.15

(The following matters will be heard and may be voted on. Public Notice is not required.)

3. **Grand Holladay Condominiums – 4545 S 2300 East – R-M Zone – Preliminary Site Plan** – Staff: Paul Allred, Community Development Director & Jonathan Teerlink, City Planner II – *Applicant; Myron Child, requests approval for an eleven-unit condominium project on .71 acres of ground.*
4. **Spring Creek Woods (Formerly Murano at Spring Creek) - 8-Lot Subdivision – 4775 S Holladay Blvd. – Preliminary Plat** – Staff: Paul Allred, Community Development Director & Rick Whiting, City Planner - *Applicant, Ivory Homes, wishes to divide this 2.75 acre parcel into eight building lots. A Stream Setback Exception was previously granted.*
5. **Holladay Vista Estates Subdivision – 5972 S Highland Dr. – Preliminary Plat** – Planners: Paul Allred & Rick Whiting – *The applicant, John Curtis, is requesting approval of a 6 lot, single family residential detached subdivision on a private lane on 1.06 acres in an R-2-10 zone (Multi (Single) - family, Residential – on 6,250 sq. ft. minimum sized lots.)*
6. **Approve Minutes of the April 15, 2014 meeting.**

(The following matters are for discussion only.)

OTHER BUSINESS

7. Updates or follow-up on items currently in the development review process
8. Report from Staff on upcoming applications
9. Discussion of possible future amendments to code

ADJOURN

On Friday, May 16, 2014 at 12:30 pm a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City pursuant to Section 10-9A-205 of the Utah Code. The agenda was also posted at city hall, Holladay Library, city internet website at www.cityofholladay.com and state noticing website at <http://pmn.utah.gov>.

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call 801-527-3890 at least 48 hours in advance. TTY/TDD users should call 7-1-1



CITY OF HOLLADAY
Planning Commission

Staff Report
May 20th 2014
Item 1

Project Name: **Priskos Drive Approach**

Application Type: **Special exception with recommendation to City Council as per 14.12.150**

Nature of Discussion: **Public Hearing & Discussion with Possible Recommendation**

Notice: **Mailed May 9th 2014**

Staff: **Jonathan Teerlink, Tosh Kano**

EXECUTIVE SUMMARY

Request: Planning Commission recommendation to City Council for special exception as per Holladay Ord 13.08.150(B) as it relates to maximum design standards set forth in Holladay ord. 14.12.110 "Driveway Approaches".

Project No: 14-9-07

Address: 5795 S Conway Drive approx. 1715 E

Applicant: Deno Priskos, Owner

Zone: R-1-10

Area: .35 acres / 15,246 sq ft

Project: Requests to increase the standard driveway approach width in the public right-of-way from the required maximum of 25 feet to 35 feet

BACKGROUND

The subject property is located on the north-east corner of Minden and Conway Drives. The applicant was granted a construction permit in May 2014 to demolish and rebuild a single family home in the R-1-10 zone. The approved plans propose to replace the original driveway and approach from Conway Drive. The existing driveway and approach accessing the garage is 15 feet alongside an additional 15 feet of gravel parking pad (Exhibit A). The proposed garage is in a 3 car configuration with a wide **35'** approach from which the applicant would prefer straight access to the street rather than dealing with the curve associated with a narrow neck of a standard a drive approach.

REGULATING ORDINANCES

14.12 "Standards for Roadway Development" sets standards for all elements of construction within the city's public right-of-way, including the requirements for driveway approaches for both commercial and residential uses. As per the city's width standards, the maximum width for a residential driveway approach is 25 feet. (14.12.110)

14.12.150 "Exceptions" has been included to allow owners with specific site conditions to request approval from the city council (upon recommendation from the planning commission) to exceed maximums written therein, in this case 35 feet instead of the maximum 25 feet.

14.12.150: EXCEPTIONS:

In cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist, variations or exceptions to the requirements of this chapter may be approved by the city council after receiving recommendations from the planning commission and the department; provided, that the variation or exceptions are not detrimental to the public safety or welfare. (1999 Code)

13.08.150(B) "Special Exceptions" is a section of overlapping regulation which is slightly confusing in relation to this application. The planning commission will recall that there are three "Special Exceptions" which grants the planning commission special approval authority to allow an applicant to exceed a standard. Driveway approach

widths in the public right of way are one of those standards. However, this conflicts with the “Exceptions” section of Title 14 which states that the planning commission shall only make a recommendation to the council, who hold ultimate approval authority. In this case, when there are conflicting regulations, the most restrictive process will prevail. Therefore, until further notice from the city council, this type of request will require a recommendation by the planning commission to the city council.

Using 13.08.140 “Approval Standard” the planning commission shall hold public hearing and consider site conditions in order to ascertain if the application is appropriate in the location proposed based upon its consideration of the general standards set forth below:

- 1. The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.*
- 2. The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.*
- 3. The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.*
- 4. The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.*
- 5. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.*
- 6. The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.*
- 7. The proposed use and development complies with all additional standards imposed on it pursuant to section 13.08.150 of this chapter.*

Additionally, 13.08.150 (B) “Driveway Approach Width in the Public Right of Way” guides the technical review committee 3 circumstances to review in order to formulate a recommendation the planning commission can use to make a decision. These areas include:

- 1. Unusual topographical conditions;*
- 2. Aesthetic considerations; or*
- 3. Other exceptional conditions or circumstances such as:*
 - a. Current and future street width as per the city's adopted circulation map;*
 - b. The nature and condition of the street;*
 - c. Posted vehicle speed;*
 - d. Location and width of abutting and adjacent driveways;*
 - e. Types of established uses within five hundred feet (500') of the proposed exception; and*
 - f. Existing public improvements in the immediate vicinity.*

ANALYSIS

The TRC has reviewed the standards as set forth in 13.08.150(B).

1. In this portion of the city no topographical conditions would classify the property as unusual. The streets are fairly flat with low traffic use.
2. As many other properties in this area already have approaches wider than 25’ increase here would not negatively affect the aesthetic condition of the streetscape. Additionally, this neighborhood does not have public improvements such as sidewalks or park strips. These improvements are pedestrian oriented and somewhat rely upon the standard approach widths to create predictable street development and movement.
3. “Other exceptional conditions to be considered are
 - a. Both Conway drive and Minden drive are developed at the required width as per the city’s circulation map. No widening will occur.

- b. This property is in an isolated neighborhood which is only accessible from 5600 s. The neighborhood is bordered by Van Winkle Expressway to the west and the Salt Lake Jordan Canal to the west. Conway essentially dead ends into Minden Drive. Traffic circulation in this area is much slower due neighborhood traffic only.
- c. Nearest posted speed limit is 25 mph on South Oakdale Drive.
- d. The abutting driveway to this property is 13 feet from the shared property line with an approach width of 19 feet. Adjacent to the property is an approach of 29 feet. However, there seems to be a trend of placing gravel alongside the driveways in order to increase the parking space. In some cases these areas double or triple the width of the parking space for the homes on this street. With the absence of park strips, these areas also can essentially be used as informal drive approaches at 40+ feet
- e. All uses within 500 feet are detached single family residential uses
- f. Only a rolled gutter serves as public improvements on this street

It appears to staff that the approach width standard originated from the 1990 AASHTO publication, "a policy on geometric design of highways and streets" and has been enforced as a standard by Salt Lake County and Holladay city since its incorporation. Upon further research of this topic staff recommends review an interesting excerpt from the Federal Highway Administration, Access Management Concepts analysis.

"Along older urban arterial streets, it is common to find many narrow driveways. Older commercial driveway and parking lot designs tended to use ten to fifteen foot wide driveways. This type of design will safely accommodate only one vehicle at a time, either an entering or an exiting vehicle. Another common problem is driveways in urban and rural areas that are too wide. In some cases, the driveway may have no discernable boundaries or curbs. Both situations create operational and safety concerns. A properly designed driveway helps turning traffic move off the roadway more quickly and reduces the likelihood of crashes.

Driveway width is important because it impacts speed differential, the difference between the speed of vehicles that are continuing along the main roadway versus those that are turning into driveways. The more a turning vehicle must slow to enter a driveway, the greater the speed differential. As the speed differential increases, the likelihood of crashes involving faster-moving through vehicles and turning vehicles increases quickly. When the speed differential is high, it is also more likely that crashes will be more severe, cause greater property damage, and have a greater chance of injury or fatalities.

In general, vehicles must slow to a greater extent to negotiate narrower driveways than wider driveways—although the use of longer turn radii and/or tapers will improve operating performance. An additional concern is created when a driveway is so narrow that it can only operate in one direction at a time. In this case, vehicles must wait for others to exit the driveway before entering. This can create a dangerous situation of left-turning or right-turning vehicles stopped in a through traffic lane.

At the other extreme, driveways that are too wide may create confusion for motorists, who may have a hard time deciding where to position themselves, and to pedestrians, who will have a greater distance of pavement to cross where they are vulnerable to being struck by an entering vehicle. Such driveways create opportunities for crashes that are fatal or injurious.

Narrow driveways are not ideal under any circumstances; however they can best be tolerated on local streets and roads that carry little of no through traffic. Narrow driveways are more tolerable for residential properties than for retail businesses, since businesses generate many more vehicles entering and exiting driveways per hour. Increasing driveway width thus becomes a very important consideration along roadways that:

- Carry considerable through traffic volumes;
- Have relatively high travel speeds—say 35 to 40 miles per hour or more;
- Have commercial land uses along them, especially retail and service businesses that generate many hourly auto trips"

In summary, by standardizing the width of driveway approaches the city provides for safe predictable streets for both pedestrians and vehicular traffic and increased accessibility to the overall public use of a roadway. Staff requests to consider these points when applying the condition for exception mentioned in Holladay ord.14.12.150.

RECOMENDATION

Upon review of this application by the Public Works Director, Tosh Kano has made recommendation to grant the applicant's request to increase in approach width from 25 feet to 35 feet. He states that this application would not create a safety hazard for the area based upon the following findings

- 1) The drive approach is located on a corner of very slow streets
- 2) There are multiple driveway approach designs with 500' which exceed the standard 25'

The Community Development Department Staff has feels that a 35 foot wide driveway approach in this particular residential area would not adversely impact street traffic or aesthetics based upon the following findings;

- 1) The requested width of this approach is not out of line with existing uses on the street.
- 2) A wider drive approach for a residential use may be convenient for the homeowner, however, the speed of vehicles entering in a drive as wide as 35 feet are faster than a 25 foot approach, However, since there seems to be slower traffic in this area and little pedestrian use this may not be an issue.

Staff recommends the planning commission hear public comment and moderate a discussion focused on the standards set forth in 13.08.140 to move to either;

- a. Approve the application, with or without additional requirements;
- b. Continue review of the application; or
- c. Deny the application.





CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING AT THE
PLANNING COMMISSION MEETING
Tuesday May 20th 2014

You are invited to attend an upcoming meeting of the Holladay Planning Commission as they will review and consider a request for **Driveway Approach Exception** at 5795 S Conway Dr. a residential lot in the R-1-10 zone (Residential – Single Family on 10,000 sq. ft. minimum sized lots.)

As per provisions set forth in Holladay code 13.08.140 the owner of this property requests an exception from the planning commission to expand an existing a driveway approach to 35' which is 10' wider than maximum 25' width as per City of Holladay Ordinance 14.12.110.B

This Meeting will be held on **Tuesday, May 20th, 2014** at Holladay City Hall, 4580 South 2300 East. This item is scheduled to be discussed at approx. **7:00 PM** and then, potentially, will be voted on.

Please see the map on the reverse showing the location of the property being considered. If you have any questions, please call.

Thank you.

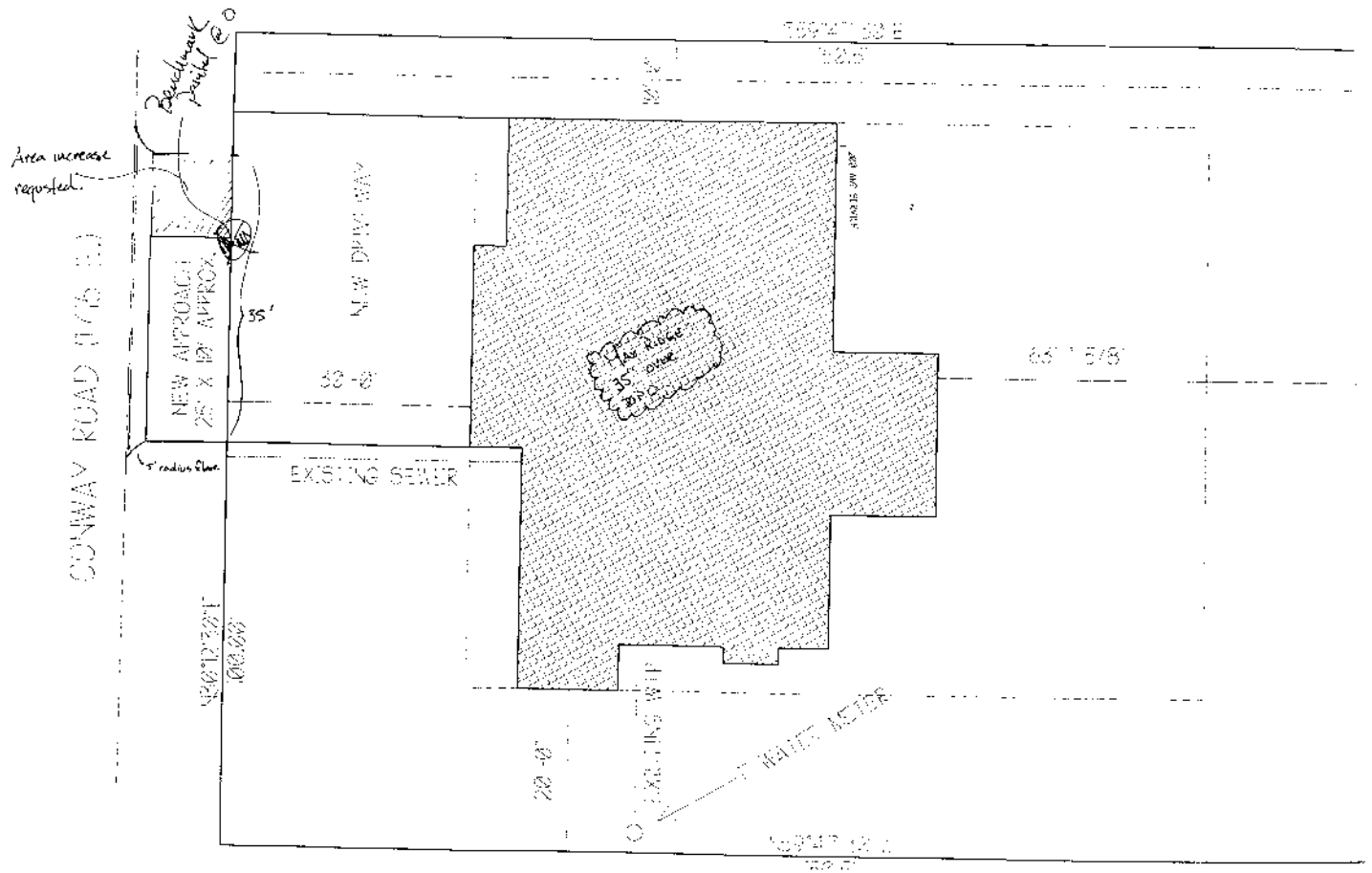
Jonathan Teerlink

City Planner

Telephone 801-527-3890

ATTENTION: This notice has been delivered to all residents within an area extending approximately 500 feet from the subject property. If you know of anyone who may not have received a notice but may have an interest in the meeting, please pass along the information. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call 801-527-3890 at least 48 hours in advance. TTY/TDD users should call 7-1-1





SUBJECT PROPERTY 5795 S Conway Dr



Adjacent Driveway Conditions



CITY OF HOLLADAY

Planning Commission

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**Staff Report**  
**May 20, 2014**  
**Item 3**

*Project Name:* **Grand Holladay Condominiums**

*Application:* **Preliminary Site Plan**

*Nature of Discussion:* **Discussion with Potential Approval**

*Notice:* **No Notice Required**

*Planners:* **Paul Allred**

*Request:* **Preliminary Site Plan**

*Project No.* **14-9-03**

*Address:* **4545 S 2300 East**

*Applicant:* **Myron Child, Developer & John Brunt, Architect**

*Zone:* **R-M**

*Property Area:* **.71 Acres**

*General Plan:* **Office/Residential**

*Applicable Ordinances:* **Chapter 13.08.80 - Development Review and Approval for - Site Plan  
Chapter 13.10 – Subdivisions;  
Chapter 13.32 – Multi Family Residential Zones;  
General Plan – Page 9**

**SUMMARY & RECOMMENDATION**

- ☐ This item was continued from the last meeting due to needed detail on lighting and architecture. The applicants have submitted new and improved detail that should help answer the questions/concerns the Commission had at the last meeting. Staff has reviewed the lighting plan and has no concerns that the plan for this development will have harmful impact on surrounding property. The architectural detail is also improved with chimneys being added back in and additional detail. The architect, James Carroll will come to the meeting with visual aids to give the commission a better idea of the overall aesthetic component of the building.
  - ☐ Staff is pleased to report that all the civil engineering details have been fully completed and approved by the TRC and that other meaty issues such as use, height, graduated height, setback, density, landscaping, utility service letters, access and fire and building safety matters
- Staff Report - Grand Holladay Condominiums – Preliminary Site Plan - 5-20-14 - Page 1

have been reviewed and approved previously by the TRC and the Commission at conceptual site plan.

- ☐ Staff has attached PDF graphics for your review and consideration on the architectural detail of buildings, fencing and lighting.
- ☐ Staff recommends approval of the preliminary site plan with these additions as proposed or as modified by the Commission and the following findings and requirements to support such a motion:

***Suggested Motion:***

I, \_\_\_\_\_, motion that we approve the Preliminary Site Plan for the Grand Holladay Condominium project located 4545 S 2300 East in an R-M Zone based on the findings and with the requirements that follow.

**Findings:**

- A. The proposed project meets the requirements for development in an R-M zone, i.e. area, density, access, slope, public safety, building height, graduated height, etc.;
- B. This project complies with the provisions of the City's General Plan for this area;
- C. This application is consistent with land use patterns in the general vicinity;
- D. The UFA and Building Department has approved emergency access and fire hydrant placement as proposed along with appropriate construction techniques to protect future on-site residents;
- E. The proposed project has been reviewed by the TRC and meets City requirements for Preliminary Site Plan;
- F. Utility providers can serve the property and have provided appropriate service availability letters;
- G. Topographical and geotechnical constraints have been reasonably mitigated and/or accommodated through site design.

**Suggested Requirements:**

1. 1. Any remaining unresolved site related details, or compliance with city codes and ordinances, that are, or are not presently identified must be completed prior to or in conjunction with Final Site Plan approval; and
2. Any outstanding documentation or design items required to be documented or completed by the Planning Commission must be completed prior to Final Site Plan approval.
3. Final site plan will? Will not?, be approved by the Planning Commission.

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Previous Staff report from 5/6/14

**Background**

The applicant proposes to build an 11-unit Residential Condominium project on this site. A Neighborhood meeting was held on November 12, 2013. Some opposition has been voiced

primarily due to the massing and height of the building, as conceived and possible noise during construction.

Staff and the TRC have reviewed the Preliminary Site Plan drawings and requested corrections and additional information, some of which has not been received at this date but which is expected prior to the Planning Commission meeting on Tuesday, May 6<sup>th</sup>.

Staff has elected to place this item on the agenda subject to receipt of the requested corrections, clarifications and additional information prior to the PC meeting.

### **Basic Analysis:**

- **Location.** This property is located on 2300 East midblock between 4500 South and Phyliden Dr. It is across from and north of City Hall. Immediately to the north are commercial uses. To the south are the Challenger School and multi-family condominium units. Single family residential abuts this property on the east (Rear of the property.)
- **Traffic.** 2300 East is a minor arterial roadway. Traffic impact from this project will be minimal.
- **Land Use.** The proposed development is multi-family residential, a permitted use in this zone. The nature of the project is one that will have less effect on neighboring properties than if the development were more commercial in nature. The height of the building and overall scale of the development will create some impact on neighboring properties, the owners of which are accustomed to single level development on this site. An in-structure parking garage that is partially below grade will minimize paving, noise, and urban heating.
- **General Plan.** The proposed development is in the Professional Office (PO) category of the General Plan. It fits the objective of the General Plan pretty closely:

*1.0 Objective: Adopt and enforce a development code with a sound set of Land Use planning principles.*

#### *General Land Use Policies*

1.4 Medium and high-density housing as well as professional offices shall be promoted near collector and major arterial roads as a transition between other land uses. (Page 9 - Emphasis added)

- **Building Design.** The proposed development includes two stories, plus a third story penthouse unit. The overall height of the buildings is at or below the maximum of 35 feet allowed in the R-M zone based on lot size. Chapter 13.76.190, "Height Limitations, Exceptions," allows for up to eight feet above the maximum height for parapet walls, elevator shaft housings and certain architectural features. The roof is flat.

Dwelling units range from 1,800 to 2,737 sq. ft. All units except one are either on the bottom or second floors. A large single penthouse unit is planned for the third floor at the rear of the building due to east-west sloping. The entrance to the underground



parking structure is from 2300 East. There is also an exercise room and storage space planned in the basement/parking garage.

The condominium units will be accessed by elevators and stairs. Exterior design elements include: balconies, generous vertical and horizontal movement of the rooflines and walls, high quality exterior finishes, decorative lighting fixtures, and an attractive guest/service entry, etc. **See attached elevations.** The applicant will bring sample materials, color renderings and other details to the meeting. No Design Review Board action is required because the proposed project is not in the HV zone and there are no architectural standards in the R-M zone.

- **Parking.** 23 parking stalls are provided in the underground parking structure plus four on site for a total of 27. (City Code, Chapter 13.80.040, requires 22 parking stalls.)
- **Density.** The density of this project is 15.5 dwelling units per acre (du/a). The R-M zone allows up to 16 du/a.
- **Site Plan.** The Preliminary Site Plan is presented for review. Specific aspects of the site plan worth noting are:
  1. The existing fences/walls and existing trees may help somewhat to buffer this development from single-family property to the east. However, many trees will have to be removed.
  2. The landscaping and lighting plans have been developed and meet City ordinance.
  3. A distinctive architectural design will complement the nearby Holladay Village zone.
- **Subdivision.** The conceptual site plan and conceptual condominium subdivision were approved by the Planning Commission at its April 1, 2014 meeting. A total of 11 units are proposed. The subdivision will be platted as condominiums. The project is intended to provide somewhat exclusive housing for the community. Two units have been pre-sold to date.

The Preliminary Condominium Subdivision will be considered separately from the site plan at a later date.

- **Landscaping.** *Chapter 13.77.050.B.1&2 – Landscaping*, requires 40 percent landscaping and a five foot landscape buffer along the side and rear property lines. Bonus provisions offered in that ordinance such as use of permeable pavers enables the applicant to achieve compliance with this ordinance. The applicant has met the required landscaping requirement including the buffering requirement.
- **Lighting.** A lighting plan has been received and will be reviewed by the TRC with potential approval or corrections prior to the meeting on May 6<sup>th</sup>.
- **Building Height.** The overall height of the building meets City code of 35 feet above the natural grade, *per Chapter 13.32.090.B.1.a - Building Height*. The graduated height requirements are also met *per Chapter 13.32.090.B.2.a - Building Height*.

- **Cuts and Fills Ordinance.** *Chapter 13.76.700: Fill Work and Land Excavations; Special Requirements* - The project is impacted by the City's new "cuts and fills" ordinance. The applicant has met the provisions of this ordinance.
- **Storm Drainage.** Final details of storm drainage provisions are being worked out with Clarence Kemp, City Engineer.
- **Tree Removal.** A letter explaining the extent of proposed removal of trees and those that will remain is attached.

**Technical Review Committee:**

The Technical Review Committee (TRC) has reviewed this application and recommends approval of the Preliminary Site Plan subject to completion and clarification of any outstanding issues or receipt of all required documents prior to Final Approval.

**Recommendation:**

Staff suggests that the Commission discuss the merits of the request and approve the Preliminary Site Plan. (The Preliminary Condominium Subdivision will be addressed separately at a future meeting.)

**Proposed Location  
Grand Holladay Condominiums  
4545 S 2300 East**



**Site Location Map  
Proposed  
Grand Holladay Condominiums  
R-M Zone**



**DESIGNED  
ILLUMINATION**  
**Architectural Lighting  
Consultants**  
3284 Creek Road



May 16th,

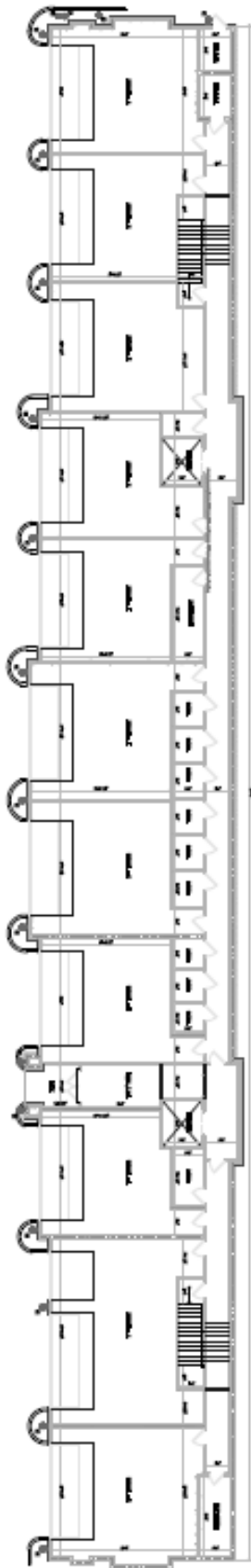
**Mr. James L. Carroll**  
**James L. Carroll & Associates**  
**230 West 400 South, Suite 203**  
**Salt Lake City, Utah 84101**

Reference: **The Grand Holladay Condominiums**  
**4545 South 2300 East**  
**Holladay, Utah**

**The Grand Holladay Condominiums site lighting overview.**

- All site lighting fixtures and exterior building mounted parking fixtures shall be controlled by a lighting relay panel with an astronomical timeclock that is programmable to turn these lights on at dusk and off at dawn for year around operation. All patio light fixtures shall be controlled by unit light switches located at the unit exterior doors per code.
- Type B (23) exterior LED light bollard are 36" tall to light rear pathway keeping all lighting low (controlled by time clock).
- Type W1 (15) exterior wall mounted LED architectural fixture with type III cutoff distribution to light the parking area and drive. They are mounted at garage entries (controlled by time clock).
- Type S2 and S3 (3) LED shielded landscape spots to light building number and façade (controlled by time clock).
- Type W2 (30) Wall mounted LED downlight with cutoff distribution are mounted at patio exteriors and controlled by light switch at patio doors per code.
- Type S1 (7) Wall recessed LED steplight with louvers controlled by roof patio light switch at patio door locations

David M. Schad,



1  
LEVEL #1 LIGHTING PLAN - GARAGE  
SCALE 1/2" = 1'-0"

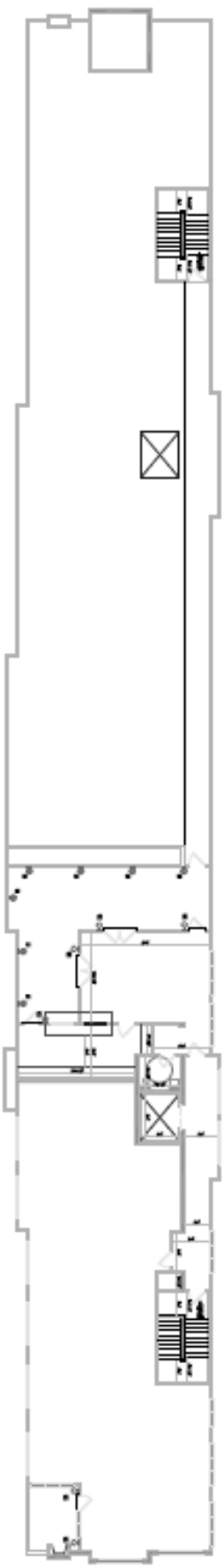


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LEVEL #2 LIGHTING PLAN - UNITS  
SCALE 1/2" = 1'-0"

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LEVEL #3 LIGHTING PLAN - UNITS  
1"=30'  
SCALE 3/32" = 1'-0"



2  
LEVEL #4 LIGHTING PLAN - PENTHOUSE  
1"=30'  
SCALE 3/32" = 1'-0"



**(PARTIAL) MINUTES OF THE CITY OF HOLLADAY  
PLANNING COMMISSION MEETING**

**Tuesday, April 1, 2014  
6:30 p.m.  
Holladay Municipal Center  
4580 South 2300 East**

**ATTENDANCE**

**Planning Commission Members:**

Chris Jensen, Chair  
Spence Bowthorpe, Vice Chair  
Lori Khodadad  
Les Chatelain  
John Garver  
Matt Snow

**City Staff:**

Paul Allred, Community Development Director  
Rick Whiting, City Planner  
Pat Hanson, City Planner

**CONVENE REGULAR MEETING**

Chair Jensen called the Regular Meeting to order at 7:05 p.m.

**ACTION ITEMS**

1. **Grand Holladay Condominiums – 4545 S 2300 East – R-M Zone – Conceptual Site Plan and Condominium Subdivision (Continued) – Staff: Rick Whiting & Jonathan Teerlink, City Planners.**

(19:04:55) Mr. Whiting presented the staff report and stated that the applicant is prepared and ready for conceptual approval. Staff recommended approval of the request.

Project Architect, John Brunt, stated that cuts and fills have been addressed as well as parking. The graduated height of the project was detailed.

(19:17:53) Chair Jensen re-opened the public hearing.

Mark Andrus gave his address as 4546 Russell Street and presented a prepared statement, which was read by Commissioner Khodadad. The statement identified concerns with snow removal, garbage collection, condominium size, parking limitations, and fire department and emergency access.

(19:22:08) There were no further comments. The public hearing was closed.

Mr. Brunt confirmed that snow removal will be dealt with appropriately and is an HOA issue. He stated that common garbage and recycling containers will be made available. Life safety issues were detailed. It was noted that private garages are included with each condominium. He

confirmed that permeable pavers will support a fully loaded fire truck with a weight of up to 80,000 pounds.

Mark Larsen was present representing the concrete paver industry and stated that he works with a local manufacturer. He remarked that the foundation and other materials used along with the pavers will support a very large load. The proposed pavers meet the ratio for the load required for the site.

Commissioner Bowthorpe addressed the cut and fill ordinance, which possibly prohibits additional parking spaces. Additional details were discussed.

Travis Banta gave his address as 4552 Russell Street and expressed concern with a gaping hole on the property near the fencing.

Heather Milani gave her address as 4538 Russell Street and questioned the placement of air conditioning units.

Paul Feser, a Civil Engineer with SE Science, verified the difference in grade from the proposed property to the adjacent neighbor's property as approximately two feet. He explained that the grade will be reduced by four or five feet and create a transition of approximately seven feet.

(19:54:54) *Commissioner Chatelain moved to approve the Grand Holladay Condominiums conceptual site plan based on the following:*

***Findings:***

- A. The proposed project meets the requirements for development in an R-M zone, i.e. area, density, access, slope, public safety, etc.***
- B. This project complies with the provisions of the City's General Plan for this area.***
- C. This application is consistent with land use patterns in the general vicinity.***
- D. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement will be addressed in the Preliminary Plat review and approval process.***
- E. The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Site Plan and Conceptual Condominium Subdivision.***
- F. Utility providers can serve the property and have (or are expected to) provide appropriate service availability letters.***
- G. Topographical and geotechnical constraints can reasonably be mitigated and/or accommodated through site design.***

***Requirements:***

- 1. Site related details including grading, storm drainage, landscaping and lighting should be developed for Preliminary Site Plan review.***
- 2. Any remaining design items required by the TRC should be developed for Preliminary Site Plan Review.***

***Commissioner Khodadad seconded the motion. Vote on motion: Les Chatelain–Aye, Lori Khodadad–Aye, John Garver–Nay, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed 5-to-1.***

***(19:56:37) Commissioner Khodadad moved to approve the Conceptual Condominium Subdivision for the Grand Holladay Condominium project based on the following:***

***Findings:***

- A. The proposed project meets the requirements for development in an R-M zone, i.e. area, density, access, slope, public safety, etc.***
- B. This project complies with the provisions of the City's General Plan for this area.***
- C. This application is consistent with land use patterns in the general vicinity.***
- D. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement will be address in the Preliminary Plat review and approval process.***
- E. The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Condominium Subdivision.***
- F. Utility providers can serve the property and have (or are expected to) provide appropriate service availability letters.***

***Commissioner Chatelain seconded the motion. Vote on motion: Les Chatelain–Aye, Lori Khodadad–Aye, John Garver–Nay, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed 5-to-1.***

***I hereby certify that the foregoing represents a true, accurate and complete record of the City of Holladay Planning Commission Meeting held Tuesday, April 1, 2014.***





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Teri Forbes  
T Forbes Group  
Minutes Secretary

Minutes approved: May 6, 2014, by the Holladay Planning Commission on 6-0 vote with minor corrections as noted in the meeting and with the addition of field trip summary by Staff.



**CITY OF HOLLADAY**  
**Planning Commission**

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Staff Report

May 20, 2014

Item 4

Project Name: **Spring Creek Woods (formerly Murano) Subdivision**

Request: **Preliminary Plat – Eight-Lot Subdivision**

Nature of Discussion: **Discussion with Potential Approval**

Notice: **None required**

Staff: **Paul Allred, Rick Whiting, Clarence Kemp**

Executive Summary

Project No. **13-1-18**

Address: **4775 South Holladay Blvd.**

Applicant: **Ivory Homes**

Application Date: **November 12, 2013**

Zone: **R-1-10**

Total Area: **2.75 acres**

Lot Area Required: **10,000 sq. ft. per lot**
Proposed: **10,079 to 17,792**

Lot Width: Required: **80 feet**
Proposed: **80 feet to 125**

Lot Frontage: Required: **60 feet**
Proposed: **60 to 96 feet**

Neighborhood Meeting: **November 11, 2013**

Applicable Ordinances: **Chapter 12 – Subdivisions;
Chapter 13.14 – Single Family Residential Zones;
Chapter 13.76.400 - Development Near Waterways;
Chapter 13.08.150.A: Special Exceptions Authorized;
City of Holladay General Plan – Page 33; and
City of Holladay General Plan – Appendix A - Page 3**

PRELIMINARY PLAT SUMMARY & RECOMMENDATION

ATTACHED WITH THIS REPORT ARE ELECTRONIC FILES REGARDING THIS OVERALL DEVELOPMENT

- ☐ The TRC recommends without hesitation approval of the preliminary plat.
- ☐ The City Engineer is has only a minor comment or two for the engineer regarding the “no disturbance area along the creek.
- ☐ Other items needed are:
 - A note on the plat for weekly site inspections to make sure the creek “no disturbance” areas are respected
 - A note that an additional hydrant may be needed depending on size of structures for UFA
 - Any information on proposed fencing, if any
 - Submittal of a UPDES permit (environmental protection plan during construction)
- ☐ The preliminary plat has clarified the following:
 1. Build areas
 2. No build areas
 3. Drainage
 4. Grading
 5. Location of the irrigation lateral
 6. Minimum setback areas
 7. Guest parking
 8. Net lot area exclusive of roads
 9. Name change for the private road and the subdivision itself
 10. Street dedication area
 11. Building elevations
 12. No parking on private road
 13. Lighting along the private road
 14. Utility location and availability

Staff Recommendations

Staff recommends that the Planning Commission favorably consider the merits of this application for preliminary plat for Spring Creek Woods 8-lot Subdivision at 4775 S Holladay Blvd. in an R-1-10 zone, based on the following findings and subject to following requirements:

I motion that the Planning Commission approve the preliminary plat for the Spring Creek Woods Subdivision as a recommended by the TRC with the following findings and requirements:

Findings:

- A. The proposed project meets the requirements for a residential subdivision in an R-1-10 zone, i.e. area, density, access, slope, public safety, etc.;
- B. This project complies with the provisions of the City’s General Plan for this area;
- C. This application is consistent with low density, single family land use patterns in the general vicinity;
- D. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement has been appropriately addressed in this Preliminary Plat review and approval process;
- E. The proposed project has been reviewed by the TRC and meets City requirements for Preliminary Plat;

- F. Utility providers can serve the property and have provided appropriate service availability letters;
- G. Topographical, geotechnical and stream setback/protection concerns have been addressed by the applicant to the satisfaction of the TRC and the city's ordinances.

Requirements:

- A note on the plat for weekly site inspections to make sure the Spring Creek, "no disturbance" areas, are respected and followed.
- A note that an additional hydrant may be needed depending on size of structures for UFA.
- Any information on proposed fencing, if any.
- Submittal of a UPDES permit (environmental protection plan during construction).

Below is previous staff report regarding Conceptual Plat

The applicant, Ivory Homes, proposes to build an eight lot subdivision on the former VanderVeur and Livingston properties at approx. 4800 South and Holladay Blvd.

The property is irregular in shape and rises approx. five percent over approx. 580 feet to the east from Holladay Blvd. (Please see attached plans, maps and photos.)

Spring Creek, a perennial stream, runs through the proposed project in a small ravine. Concern has been expressed by neighboring property owners about the possibility of flooding homes within the project and/or potential damage to the stream bed and harm to wild life living in the wooded area through which the stream runs. Holladay's City Engineer, Clarence Kemp, has visited the site, conducted a preliminary review of the potential impact of the proposed development on the stream and offers his assurance that construction of the project would have no negative impact on the stream for residents of the project or the broader community in compliance with Chapter 13.08.150.A: SPECIAL EXCEPTIONS AUTHORIZED.

The TRC has reviewed this request and determined that it meets City Ordinance requirements for Conceptual Plan approval.

A Neighborhood Meeting was held on November 11, 2013. Several people attended and voiced opposition to the project concerning the requested eight lot subdivision.

Technical Review Committee (TRC) Comments

- *Conceptual Plan*- A conceptual plan is attached.
- *Density and Lot Area* – Current zoning allows one single family residence on 10,000 sq. ft. minimum sized lots. This project exceeds minimum density and lot area requirements.
- *Geotechnical Considerations* – None of the proposed subdivision is located in a fault hazard area.
- *Topography* - The property rises vertically from Holladay Blvd. approx. 27 feet with an overall rise of approximately five percent. There are slopes near the stream bed for two homes that have existed for decades.

- *Stream Considerations* – Spring Creek, a perennial stream, runs east to west along the north side of the proposed project in a small ravine that is approx. 15 to 20 feet deep for most of its length. Concern has been expressed by neighboring property owners about the possibility of flooding homes within the project and/or potential damage to the stream bed and harm to wild life living in the wooded area through which the stream runs.

Two existing homes currently lie near the stream. One is as close as 34 feet from the top of the stream bed. Although, premature to discuss in detail at this stage of the entitlement process, the developer has offered assurances that no homes will be built in any way that endangers the stream. Clarence Kemp, City Engineer, concurs. Individuals close to the families living in these homes for several decades have indicated that no flooding has ever originated from Spring Creek. The topography clearly supports this observation.

Mr. Kemp will thoroughly evaluate the possible impacts of construction, placement of homes and possible stream setback exceptions for homes proposed to be near the stream during the Preliminary Plat phase of review for the project as well as during Building Permit application reviews. A stream setback exception request from the current 100 foot setback requirement for at least two of the eight lots will likely be proposed concurrent to the Preliminary Plat for Planning Commission review. This is not unusual and the Commission has considered and approved many such requests in the past under Chapters 13.76.400 and 13.08.150.A. Considerations include the location and age of existing structures; the current base flood elevation as per FEMA regulations; proposed measures to protect and preserve the existing riparian corridor; and submittal by the property owner of a natural hazards disclosure. This was done with the Deerwood Subdivision in a similar scenario to this application.

- *General Plan* - The City's General Plan calls for Low Density Residential (LDR). It allows a maximum of five dwelling units per acre in this area. This request, with less than three lots per acre, is clearly acceptable under the General Plan. (See General Plan, Page 10 and GP Appendix A, Page 2)
- *Curb/Gutter, Sidewalk and Street Trees* – Curb, gutter and sidewalk exists along Holladay Blvd., nevertheless, street trees or other improvements may be required by the City Engineer and/or the Planning Director with Final Plat approval. (See the attached aerial photo of the vicinity.)
- *Drainage and Water Retention* – The City Engineer has indicated that an acceptable slope protection, drainage and water retention plan will be required with the Preliminary Plat approval.
- *Road and Traffic Considerations* – Holladay Blvd. at this point is a "Minor Arterial" roadway with a 80 foot right-of-way. It is a busy thoroughfare with relatively higher speeds (40 MPH) allowed. (Please reference the General Plan, page 33 and Appendix A, page 3.) The addition of 8 additional homes with generally accepted average rate of 11 vehicle trips per day each would make minimal impact on overall traffic volume.
- *Driveway Access* – Given that the proposed subdivision is located on a busy roadway, the single private driveway access for all eight lots is optimal in that it minimizes traffic conflict with Holladay Blvd. on ingress and egress. Details of lot and driveway design would be addressed during Preliminary Plat review.
- *Utility Easement* – Utility service and easements will be required prior to Final Plat approval.
- *Access and Right-of-Way* – A Right-of-Way Easement and Road Maintenance Agreement for the eight proposed lots must be included in Covenants, Conditions and Restrictions (CC&Rs) to be recorded with the final plat. It must detail provisions and responsibility for road maintenance, snow removal and etc.

- *Fire Access* –The UFA has approved the Conceptual Plan with regard to fire access and protection.
- *Utility Providers* - Final approval will be contingent upon receipt of all utility service letters.

Staff Recommendations

Staff recommends that the Planning Commission favorably consider the merits of this application for Conceptual Plan approval to create the proposed Murano at Spring Creek 8-lot Subdivision at 4775 S Holladay Blvd. in an R-1-10 zone, based on the following findings and subject to following requirements:

Findings:

- H. The proposed project meets the requirements for a residential subdivision in an R-1-10 zone, i.e. area, density, access, slope, public safety, etc.;
- I. This project complies with the provisions of the City's General Plan for this area;
- J. This application is consistent with low density, single family land use patterns in the general vicinity;
- K. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement will be address in the Preliminary Plat review and approval process;
- L. The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Plan;
- M. Utility providers can serve the property and have (or are expected to) provide appropriate service availability letters;
- N. Topographical, geotechnical and stream setback constraints can reasonably be mitigated and/or accommodated through subdivision design and building permit requirements.

Requirements - Prior to approval of Preliminary and Final Plat - all outstanding TRC issues must be resolved. These may include among other things:

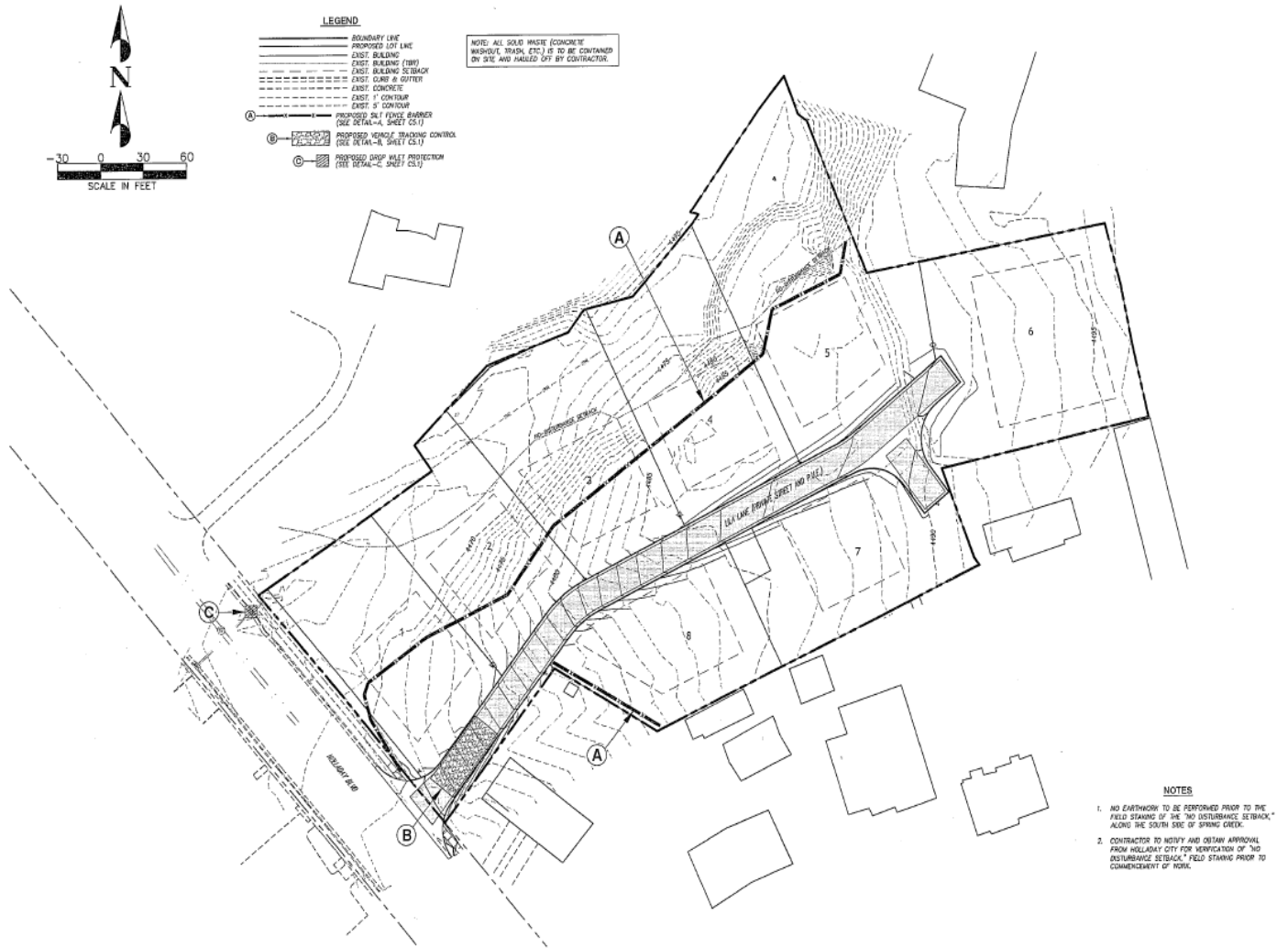
- 1. A Preliminary Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review and recommendation to the Planning Commission;
- 2. A hillside protection and storm drainage plan may be required with Preliminary Plat submission;

**Proposed Spring Creek Woods
Subdivision
4775 S Holladay Blvd.
(2.75 acres)**



**Site Location Map
Proposed
Spring Creek Woods
(Formerly Murano Subdivision)**





Spring Creek Woods - Erosion Control

**(PARTIAL) MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING**

**Tuesday, January 21, 2014
6:30 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

Chris Jensen, Chair
Spence Bowthorpe, Vice Chair
Lori Khodadad
Les Chatelain
John Garver
Matt Snow

City Staff:

Paul Allred, Community Development Director
Rick Whiting, City Planner
Pat Hanson, City Planner
Jonathon Teerlink, City Planner

CONVENE REGULAR MEETING

Chair Jensen called the Regular Meeting to order at 7:05 p.m.

**2. Ivory – Murano at Spring Creek - 8-Lot Subdivision – 4775 S Holladay Blvd. –
Conceptual Plan – Staff: Rick Whiting, City Planner.**

(19:54:30) Mr. Whiting presented the staff report and stated that Spring Creek runs through the north end of the property. The applicants' engineers studied the situation and assured the City that their intention is to construct homes without disturbing the stream. They gave assurance that the stream will not cause an impairment to the subdivision. In the preliminary stage of consideration, the stream will be studied at great length by City Engineer, Clarence Kemp, who will render his professional determination. Under the current zoning and the General Plan, this property could potentially have 11 lots, rather than the proposed eight. It meets the requirements of the General Plan. Staff recommended approval of the conceptual plan.

Skyler Tolbert, the applicant's representative, gave his address as 978 East Wood Oak Lane and welcomed comments pertaining to the proposal.

(20:03:19) Chair Jensen opened the public hearing.

Chair Jensen clarified that tonight's discussion is not a stream exception hearing, but rather a conceptual site plan for a subdivision. Any stream exception that may be requested by the applicant will require a separate public hearing.

Steve Crockett identified himself as the owner of property directly east of the project. He expressed concern about the stream setback and asked if there is enough room for eight lots. Flooding issues were discussed as well as the stream exception process.

Mary Jane Knights stated that she lives on Kentucky Avenue and expressed opposition to any stream exception closer than 50 feet from the stream. The destruction of trees was also of concern.

Clark Richards concurred with previous comments made and stated that the 100-foot setback should continue to be strictly enforced. He was opposed to the proposed property containing eight lots.

Wendy Zeigler gave her address as 2557 East Valley View Avenue and urged the Commission to enforce the 50 to 100-foot setback. She expressed concern with increased traffic and believed the additional trash cans will cause difficulty for bikers. She asked that they be addressed.

Jean Wright gave her address as 4769 Holladay Boulevard and was opposed to numerous changes to the neighborhood. She urged the Commission to preserve the surrounding properties.

Michael Sivack identified himself as the owner of the properties located at 4793 and 4797 South Holladay Boulevard. He expressed his opposition to the proposed development and detailed his frustration with Ivory Homes.

(20:30:10) There were no further public comments. Chair Jensen closed the public hearing.

Mr. Tolbert stated that they are working with the neighbors and accepting surveys. The significance of traffic for the eight homes is minimal and would be illustrated in a traffic impact study. He confirmed that they will contract with a private waste management company and garbage cans will be placed on the private lane. Stream exceptions will be proposed for Lots 3, 4, and 5.

Mr. Crockett suggested that any approval be subject to Ivory Development's ability to mitigate the very conditions imposed.

(20:48:05) *Commissioner Chatelain moved to approve the Ivory Homes Murano at Spring Creek eight-lot subdivision located at 4775 South Holladay Boulevard Conceptual Plan subject to the following:*

Findings:

- A. The proposed project meets the requirements for a residential subdivision in an R-1-10 zone, i.e. area, density, access, slope, public safety, etc;***
- B. This project complies with the provisions of the City's General Plan for this area;***

- C. This application is consistent with low density, single family land use patterns in the general vicinity;*
- D. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement will be address in the Preliminary Plat review and approval process;*
- E. The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Plan;*
- F. Utility providers can serve the property and have (or are expected to) provide appropriate service availability letters; and*
- G. Topographical, geotechnical and stream setback constraints can reasonably be mitigated and/or accommodated through subdivision design and building permit requirements.*

Requirements:

- 1. A Preliminary Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review and recommendation to the Planning Commission; and*
- 2. A hillside protection and storm drainage plan may be required with Preliminary Plat submission.*

Commissioner Snow seconded the motion. Vote on motion: John Garver–Aye, Les Chatelain–Aye, Matt Snow–Aye, Lori Khodadad–Aye, Spence Bowthorpe–Aye, Chair Chris Jensen–Aye. The motion passed unanimously.

I hereby certify that the foregoing represents a true, accurate and complete record of the City of Holladay Planning Commission Meeting held Tuesday, January 21, 2014.



Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: 2/19/2014

**(PARTIAL) MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING**

Tuesday, February 19, 2014

6:30 p.m.

**Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

Chris Jensen, Chair
Spence Bowthorpe, Vice Chair
Lori Khodadad
Les Chatelain
John Garver
Matt Snow

City Staff:

Paul Allred, Community Development Director
Rick Whiting, City Planner
Pat Hanson, City Planner
Jonathon Teerlink, City Planner
Clarence Kemp, City Engineer

CONVENE REGULAR MEETING

Chair Jensen called the Regular Meeting to order at 7:08 pm.

ACTION ITEMS

**1. Murano Subdivision – 4775 S Holladay Blvd. – Stream Setback Exception – Staff:
Jonathan Teerlink, City Planner & Clarence Kemp, City Engineer.**

(19:09:55) Mr. Teerlink presented the Ivory Homes, Murano Subdivision located at 4775 South Holladay Boulevard as detailed in the staff report and stated that City Engineer, Clarence Kemp, has reviewed the application and made recommendations based on the five lots as requested. Two of the five lots have a history with a previous stream exception granted several years ago. Mr. Kemp requested that approval be continued.

Nick Mingo was present representing Ivory Development and gave his address as 978 East Wood Oak Lane. He stated that a second neighborhood meeting was held to clarify citizen concerns. The developer was not proposing to touch the stream and there are no wetlands on the site within the buildable areas. Salt Lake County Flood Control has no reason to want a permit on this project based on the presented plans. Similarly, the Utah Division of Water Rights is not requiring a permit. There are no FEMA flood plains on the property and the homes will be significantly above the creek height. Limits of disturbance regarding demolition were discussed.

(19:20:00) Chair Jensen opened the public hearing.

Katherine Carson gave her address as 4777 South 2555 East and raised concern as to the setback requirement. Mr. Teerlink clarified the difference between a setback and a stream exception and stated that a buffer is being determined between the water's edge and the proposed development.

Michael Sivack gave his address as 4793 and 4797 South Holladay Boulevard and stated that exceptions seem to be the rule. It was his opinion that this project should be scrapped and purchased back from Ivory Homes and the construction of a park takes its place.

Karen Cannon gave her address as 4785 South Holladay Boulevard and stated that she currently resides in the home on one of the proposed lots and was agreeable to the project and having a paved road constructed.

(19:31:10) Mr. Kemp confirmed that the water in Spring Creek is owned by the Holladay Water Company and is used for irrigation during the summer months and crosses Holladay Boulevard through a series of ditches out to the west.

Wendy Ziegler gave her address as 2557 East Valley View Avenue and stated that the property ownership goes to the center of the stream and asked that a regular monitoring of the construction site is conducted ensuring the requirements.

(19:35:35) There were no further public comments. The public hearing was closed.

Commissioner Bowthorpe was of the understanding that if a limitation was placed, as indicated in Mr. Kemp's report, it appears demolition would exceed the setback. Mr. Mingo confirmed that the demolition of Lot 5 will exceed the average due to the already existing structure and would be the only time the setback would not be met.

(19:40:00) Commissioner Garver joined the meeting.

Commissioner Bowthorpe recommended that depending on what is proposed, the developers dimensions be used on Lot 5, which are more restrictive than Mr. Kemp's study. Chair Jensen suggested the applicant submit some type of drawing to show the removal and repair of the property as a part of the submittal process for Lot 5, and agreed with the weekly review by staff to review construction best practices.

Mr. Kemp clarified that it is never his intention to grant more than what was requested. He encouraged the Commission to acknowledge an exception for the demolition of pre-existing structures under the supervision of staff.

(19:53:09) Commissioner Chatelain moved to approve the stream exception for the Murano Subdivision in accordance with Mr. Kemp's letter included in the staff report, with the addition that an additional exception can be made for demolition of existing structures. Sites would be reviewed by staff as appropriate, on at least a weekly basis, ensuring protection of the stream and setbacks are maintained. Property should be appropriately landscaped to prevent damage to the stream. Commissioner Bowthorpe seconded the motion. Vote on motion: Les Chatelain–Aye, Lori Khodadad–Aye, John Garver–Abstain, Matt Snow–Aye, Spence Bowthorpe–Aye, Chair Jensen–Aye. The motion passed unanimously with one abstention.

I hereby certify that the foregoing represents a true, accurate and complete record of the City of Holladay Planning Commission Meeting held Tuesday, February 19, 2014.

A handwritten signature in black ink that reads "Teri Forbes". The signature is fluid and cursive, with the first name "Teri" and last name "Forbes" clearly distinguishable. It is positioned above a horizontal line.

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: March 18, 2014



CITY OF HOLLADAY
Planning Commission

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**Staff Report**  
**May 20, 2014**  
**Item 5**

*Project Name:* **Holladay Vista Estates Subdivision**  
*Application Type:* **Preliminary Plat**  
*Nature of Discussion:* **Discussion with Potential Approval**  
*Location:* **5972 S Highland Dr.**  
*Zoning:* **R-2-10**  
*Applicant:* **John Curtis**  
*Planners:* **Paul Allred/ Rick Whiting**  
*Public notice:* **No notice was required**

**BACKGROUND & SUMMARY**

- ☐ The applicant proposes to build a 6-Lot detached, single family subdivision in the R-2-10 zone on the corner of Nunley Circle and Highland Drive, on the north side of the street.
- ☐ This use is permitted in the zone.
- ☐ Nunley is characterized by mixed density land uses with some newer twin home dwellings (directly across the street) and some older, poorly maintained structures to the west.
- ☐ Nunley is a private, dead end street with a pasture at the western end. The road is in relatively poor condition but is wide enough to handle the increased traffic loads of the proposed development.
- ☐ The surrounding neighborhood has smaller single family lots and some condominium development. A church is across the street to the east.
- ☐ This street has been repeatedly targeted in recent years and months by potential development proposals.
- ☐ The site is relatively flat and does not provide a challenge in terms of slope or storm drainage issues.
- ☐ The UFA does not find the area ideal for ingress/egress for fighting fires due to the lack of a turnaround on the street. However, this project is on the upper end of the road and the UFA has approved the plan due to the inherent nature of the road. Egress from Highland is excellent; it is the egress from the street that is problematic.

**ANALYSIS**

The TRC has reviewed this application extensively. All requirements have been met with the exception of few un-completed items listed as follows:

1. Two "will serve" letters have not been received to date. These will need to be received and filed prior to Final Approval for this project,

2. There are minor “redline corrections” that are called for on the Preliminary Site Utility Plan as well as the Grading and Demolition plan.
3. A “Certificate of Protection of Existing Irrigation and Storm Drain Systems” will need to be completed prior to Final Approval for this project. This is regarding a plan to abandon an irrigation line immediately abutting the property along Highland Dr.
4. Several minor inconsistencies will need to be corrected in the Gross and Net Square Footage calculations;
5. Specific Road Dedication notations will need to be corrected; and
6. Several minor corrections to the Preliminary Plat drawings must be corrected

**RECOMMENDATION:**

The Planning Commission should conduct a thorough discussion regarding the specific merits of the application then approve the Preliminary Subdivision Plat for the Holladay Vista Estates Subdivision located at 5972 S Highland Dr. in the R-2-10 zone subject to the following and few remaining details being secured or verified by the TRC prior to Final Plat Approval. .

**Findings:**

- A. The subdivision is allowed in the zone and each lot meets the area and with requirements of the zone;
- B. The project will improve the overall housing stock in the neighborhood and represents a welcome, recent trend to build new, single-family, detached homes along Highland Drive;
- C. The development does not conflict with the Holladay General Plan; and
- D. The project will not impair the health safety or welfare of the community.

**Requirements:**

1. Make minor corrections and clarifications to the Preliminary Plat as per TRC and ordinance requirements;
2. The TRC must receive all required “Will Serve” letters;
3. The TRC must receive an executed “Certificate of Protection of Existing Irrigation and Storm Drain Systems.” And
4. An amended (Private) Road Maintenance Agreement must be recorded to include new lot owners in this subdivision as they emerge or initially by the applicant/developer on behalf of future lot owners.

**CONTACT PERSON(s):** Paul Allred or Rick Whiting







**(PARTIAL) MINUTES OF THE CITY OF HOLLADAY  
PLANNING COMMISSION MEETING**

**Wednesday, November 6, 2013**

**6:30 p.m.**

**Holladay Municipal Center  
4580 South 2300 East**

**ATTENDANCE**

**Planning Commission Members:**

Lori Khodadad, Chair  
Les Chatelain  
Spence Bowthorpe  
Chris Jensen  
John Garver  
Matt Snow  
Brad Wright

**City Staff:**

Paul Allred, Community Development Director  
Rick Whiting, City Planner  
Pat Hanson, City Planner

**CONVENE REGULAR MEETING**

Chair Khodadad called the Regular Meeting to order at 7:04 pm.

**ACTION ITEMS**

**3. Holladay Vista Estates Subdivision – 5972 South Highland Drive – Conceptual Plan – Planner: Rick Whiting.**

(20:32:38) Mr. Whiting presented the Holladay Vista Estates Subdivision Conceptual Plan for property located at 5972 South Highland Drive. He stated that the applicant proposed a six-lot single-family detached subdivision in the R-2-10 zone. Staff recommended approval.

The applicant, John Curtis, gave his address as 5968 South Highland Drive and stated that a neighborhood meeting was held and the proposed homes will be listed in the \$400,000 price range.

Staff discussed lot square footage and road maintenance. Mr. Allred confirmed that two locations off the property will allow ample turnaround space for emergency vehicles. The implementation of CC&Rs was recommended in order to regulate access, road maintenance and snow removal.

Chair Khodadad opened the public hearing. There were no public comments. The public hearing was closed.

(20:48:05) *Commissioner Wright moved to approve the conceptual subdivision for a six-lot detached single-family subdivision in the R-2-10 Zone located at 5972 South Highland Drive subject to the following:*

*Findings:*

- 1. The subdivision is allowed in the zone and each lot meets the area and width requirements of the zone.*
- 2. The project will improve the overall housing stock in the neighborhood and represents a welcome trend to build new, single-family, detached homes along Highland Drive.*
- 3. The development does not conflict with the Holladay General Plan.*

*Requirements:*

- 1. Submit minor corrections and clarifications to the conceptual plat as per TRC and ordinance requirements to address the idea of CC&R's to cover right-of-way access, snow removal and street maintenance.*

*Commissioner Chatelain seconded the motion. Vote on motion: Spence Bowthorpe–Aye, Les Chatelain–Aye, Brad Wright–Aye, Chris Jensen–Aye, John Garver–Aye, Matt Snow–Aye, Chair Lori Khodadad–Aye. The motion passed unanimously.*



*I hereby certify that the foregoing represents a true, accurate and complete record of the City of Holladay Planning Commission Meeting held Wednesday, November 6, 2013.*

A handwritten signature in black ink that reads "Teri Forbes". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Teri Forbes  
T Forbes Group  
Minutes Secretary

Minutes approved: January 7, 2014

**DRAFT**

**MINUTES OF THE CITY OF HOLLADAY  
PLANNING COMMISSION MEETING**

**Tuesday, April 15, 2014  
6:30 p.m.  
Holladay Municipal Center  
4580 South 2300 East**

**ATTENDANCE**

**Planning Commission Members:**

.  
Chris Jensen, Chair  
Spence Bowthorpe, Vice Chair  
Lori Khodadad  
Les Chatelain  
Matt Snow

**City Staff:**

Paul Allred, Community Development Director  
Rick Whiting, City Planner  
Pat Hanson, City Planner  
Jonathon Teerlink, City Planner  
Clarence Kemp, City Manager

**PRE-MEETING FIELD TRIP**

**The field trip commenced at approximately 5:40pm. In attendance: Lori Khodadad, Chris Jensen, Spence Bowthorpe, Les Chatelain. Matt Snow joined the quorum at approximately 6:10pm. The commission visited Dreyfous Farms development and walked part of the site. No residents or applicants attended at this location. A surveyor working for the engineering company for the applicant was asked general questions. The Commission also inspected the Kentucky Ave Subdivision site and the Holladay Condominiums site which are within a very short distance of each other and had a short general discussion on various aspects of each development proposal. No one from the general public attended this portion of the field trip.**

**CONVENE REGULAR MEETING**

Chair Jensen called the Regular Meeting to order at 7:06 p.m.

**ACTION ITEMS**

**1. Tanner Estates Subdivision Plat Amendment – 2750 E Creek Crossing Lane – Amended Plat -R-1-87 Zone – Staff: Community Development Director, Paul Allred.**

(19:06:38) Community Development Director, Paul Allred, presented the staff report and stated that with the addition of outside property, the lot will total approximately 3.6 acres. Staff recommended approval of the amended plat subject to the findings and requirements set forth in the staff report.

Mike Wangeman, from Utah Land Surveying, gave his address as 2302 West 2100 South and stated that .6 acres of adjacent land will be added to the existing property.

1 (19:12:46) Chair Jensen opened the public hearing. There were no public comments. The public  
2 hearing was closed.

3  
4 (19:14:22) *Commissioner Bowthorpe moved to approve the Tanner Estates Subdivision Plat*  
5 *Amendment subject to the following:*

6  
7 ***Findings:***

- 8  
9 1. *The plat amendment will cause no material harm to properties or*  
10 *persons in the vicinity.*  
11  
12 2. *The plat meets the minimum requirements for area for lots in the zone.*  
13  
14 3. *The amendment only acts to adjust the boundary between two parcels*  
15 *owned by the same individual.*  
16

17 ***Requirements:***

- 18  
19 1. *Submittal of any remaining corrections to the plat drawing as*  
20 *determined by the TRC.*  
21  
22 2. *Owners consider changing the name of the subdivision, so as not to confuse it*  
23 *with the adjoining subdivision.*  
24

25 *Commissioner Chatelain seconded the motion. Vote on motion: Les Chatelain–Aye, Lori*  
26 *Khodadad–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, and Chair Chris Jensen–Aye. The*  
27 *motion passed unanimously.*  
28

29 *Commissioner Chatelain moved to amend the agenda and discuss other business before*  
30 *returning to the original agenda. Commissioner Bowthorpe seconded the motion. The motion*  
31 *passed with the unanimous consent of the Commission.*  
32

33 2. **Kentucky Avenue Subdivision- 2380 E Kentucky Avenue – HV Zone - Staff: City**  
34 **Planner, Pat Hanson.**

35 (19:30:55) City Planner, Pat Hanson, presented the staff report and stated that the property is in an  
36 HV zone. The intent is to plat the subdivision with one lot and one non-buildable parcel.

37  
38 Chair Jensen opened the public hearing. There were no comments. The public hearing was  
39 closed.  
40

41 *Commissioner Snow moved to approve the Kentucky Avenue Subdivision conceptual plan*  
42 *located at 2380 East Kentucky Ave subject to the following:*

43  
44 ***Findings:***  
45

- 1       1.       *The proposed project has been reviewed by the Technical Review Committee*  
2                   *(TRC) and meets City requirements for preliminary plat.*
- 3
- 4       2.       *This project will have no detrimental effects on the health, safety, or welfare of*  
5                   *neighboring properties or the community.*
- 6
- 7       3.       *This application is consistent with land use patterns in the general vicinity, the*  
8                   *intent of the zoning ordinance and the Holladay Village Master Plan.*
- 9

10       *Commissioner Bowthorpe seconded the motion. Vote on motion: Les Chatelain–Aye, Lori*  
11       *Khodadad–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, and Chair Chris Jensen–Aye. The*  
12       *motion passed unanimously.*

13

14       *Commissioner Snow moved to approve the proposed preliminary plat for the Kentucky Avenue*  
15       *subdivision and recommend approval to the City Council of the final plat, which includes the*  
16       *vacation and dedication of portions of Kentucky Avenue, subject to the following:*

17

18       ***Findings:***

- 19
- 20       1.       *The proposed project has been reviewed by the Technical Review Committee*  
21                   *(TRC) and meets City requirements for preliminary plat.*
- 22
- 23       2.       *This project will have no detrimental effects on the health, safety, or welfare of*  
24                   *neighboring properties or the community.*
- 25
- 26       3.       *This application is consistent with land use patterns in the general vicinity, the*  
27                   *intent of the zoning ordinance and the Holladay Village Master Plan.*
- 28
- 29       4.       *The subdivision meets the requirements of the Holladay Village Zone*  
30                   *Developments Standards.*
- 31

32       ***Requirements:***

- 33
- 34       1.       *The final plat and any other requirements for the subdivision shall be submitted*  
35                   *to the City Council for approval within one year.*
- 36
- 37       2.       *Prior to approval of final plat, any remaining TRC issues must be resolved.*
- 38

39       *Commissioner Bowthorpe seconded the motion. Vote on motion: Les Chatelain–Aye, Lori*  
40       *Khodadad–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, and Chair Chris Jensen–Aye. The*  
41       *motion passed unanimously.*

42

43       (19:39:50) *Commissioner Khodadad moved to take a short break. Commissioner Bowthorpe*  
44       *seconded the motion. The motion passed with the unanimous consent of the Commission.*

1 The Commission took a short break.

2  
3 (19:46:26) *Chair Jensen moved to amend the agenda to discuss other business. Commissioner*  
4 *Khodadad seconded the motion. The motion passed with the unanimous consent of the*  
5 *Commission.*

6  
7 **3. Holladay Condominiums – 15 Dwelling Units – 2350 East Murray-Holladay Road –**  
8 **Revised Conceptual Site Plan and Condominium Subdivision Plat – HV Zone – Staff:**  
9 **Paul Allred, Community Development Director; Jonathan Teerlink and Pat Hanson,**  
10 **City Planners.**

11 (20:01:07) Mr. Allred presented the staff report and stated that the applicant wishes to build a  
12 mixed-use condominium project on his .8-acre parcel. He noted that this is the second public  
13 hearing on the project. Staff recommended conceptual approval of both the site plan and  
14 subdivision plat.

15  
16 Project Architect, Jerry Robinson, presented the proposed project and detailed changes made to  
17 the design.

18  
19 (20:15:15) Chair Jensen opened the public hearing.

20  
21 Lana Jeremy gave her address as 4623 Clearview Street and expressed opposition to the project.

22  
23 Debbie Petilos gave her address as 2415 Kentucky Avenue and stated that as the appellant, they  
24 have not received a written decision from the Appeals Officer. She recommended the matter not  
25 be voted on tonight. She expressed frustration with the setback and the discrepancy in the  
26 language.

27  
28 Frank Chase gave his address as 2382 Murray-Holladay Road and expressed opposition to the  
29 project and increased traffic.

30  
31 Robert Dunfield stated that he has owned property at 4749, 4751 and 4753 Holladay Boulevard  
32 and was opposed to the density of the proposed project.

33  
34 There were no further comments. The public hearing was closed.

35  
36 Mr. Allred confirmed that the project is in the HV zone, which is a mixed-use project.  
37 Surrounding projects of similar density were discussed. The current project design is  
38 approximately 21 feet from the Petilos' property and more than 20 feet from any surrounding  
39 properties. The appeal was ~~overturned~~ **granted** by the Hearing Officer with the decision being that  
40 the building must be at least 20 feet from **any portion of** the Petilos' property. The appeal process  
41 was detailed.

42  
43 (20:47:33) *Commissioner Chatelain moved to approve the Holladay Condominiums conceptual*  
44 *site plan for mixed-use office and residential located at 2350 East Murray-Holladay Road.*  
45 *Commissioner Khodadad seconded the motion. Vote on motion: Les Chatelain–Aye, Lori*

1 *Khodadad–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, and Chair Chris Jensen–Aye. The*  
2 *motion passed unanimously.*

3  
4 *Commissioner Chatelain moved to approve the Holladay Condominiums conceptual subdivision*  
5 *for mixed-use office and residential located at 2350 East Murray-Holladay Road.*  
6 *Commissioner Khodadad seconded the motion. Vote on motion: Les Chatelain–Aye, Lori*  
7 *Khodadad–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, and Chair Chris Jensen–Aye. The*  
8 *motion passed unanimously.*

9  
10 *(19:21:05) Commissioner Khodadad moved to amend the agenda and next discuss the Dreyfous*  
11 *Farms item. Commissioner Chatelain seconded the motion. The motion passed with the*  
12 *unanimous consent of the Commission.*

13  
14  
15 **4. Dreyfous Farms Subdivision - 2-Lot Subdivision – 5950 S 2300 East – Preliminary**  
16 **Plat – R-1-87 Zone – Staff: Community Development Director, Paul Allred.**

17 (19:21:40) Mr. Allred presented the staff report and stated that the subdivision is no longer a PUD  
18 and is now a two-lot subdivision on the north side of his property. It will only be accessible from  
19 Pheasant Way. Staff believes the two lots are worthy of preliminary approval and recommended  
20 approval with corrections and clarifications at the staff level, which were detailed.

21  
22 Commissioner Chatelain raised an issue regarding buffering between the proposed property and  
23 the adjacent property.

24  
25 (19:29:22) *Commissioner Khodadad moved to approve the Dreyfous Farms Subdivision*  
26 *preliminary plat located at 5950 South 2300 East in an R-1-87 zone subject to the following:*

27  
28 ***Findings:***

- 29  
30 ***A. The proposed project meets the requirements for a residential subdivision in an***  
31 ***R-1-87 zone, i.e. area, density, access, slope, public safety, etc.***  
32  
33 ***B. This project complies with the provisions of the City’s General Plan for this area.***  
34  
35 ***C. This application is consistent with land use patterns in the general vicinity.***  
36  
37 ***D. The UFA has approved emergency access as proposed. Fire hydrant capacity and***  
38 ***placement may be further addressed in the Final Plat review and Building Permit***  
39 ***approval processes, as needed.***  
40  
41 ***E. The proposed project has been reviewed by the TRC and meets City requirements***  
42 ***for Preliminary Plat.***  
43

- 1           ***F.     Utility providers can serve the property and have (2008) provided appropriate***  
2           ***service availability letters. Staff would recommend updated service capability***  
3           ***letters.***  
4

5           ***Requirements:***  
6

- 7           ***1.     Any remaining issues with regard to the Preliminary Plat must be resolved per***  
8           ***requirements of the TRC.***  
9  
10          ***2.     A Final Plat and any other requirements for the subdivision shall be submitted to***  
11          ***the Technical Review Committee (TRC) for review.***  
12  
13          ***3.     The City Engineer must approve a storm drainage and water retention plan prior***  
14          ***to Final Plat submission.***  
15  
16          ***4.     The City Engineer must approve road design and construction details prior to***  
17          ***Final Plat submission.***  
18  
19          ***5.     The City Engineer will determine appropriate financial requirements for***  
20          ***improvements and/or bonding in conjunction with Final Plat approval.***  
21  
22          ***6.     A Right-of-Way Easement and Road Maintenance Agreement for the two***  
23          ***proposed lots must be recorded with the final plat. It must detail provisions and***  
24          ***responsibility for access, maintenance, snow removal, etc.***  
25  
26          ***7.     A plat note shall be added to the Final Plat that indicates that “under no***  
27          ***circumstances will a connecting roadway allowing public access between***  
28          ***Pheasant Way and Far Down Ave. and 2300 East be allowed.”***  
29  
30          ***8.     The Final Plat approval will go to the TRC.***  
31

32           ***Commissioner Chatelain seconded the motion. Vote on motion: Les Chatelain–Aye, Lori***  
33           ***Khodadad–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, and Chair Chris Jensen–Aye. The***  
34           ***motion passed unanimously.***  
35

36           **DISCUSSION ITEMS**  
37

38           **OTHER BUSINESS**  
39

40           **5.     Updates for Follow-Up on Items Currently in the Development Review Process.**

41           Mr. Allred discussed the Village and reported that Taqueria 27 will be opening by the end of  
42           April. It was reported that Flynn Cyclery and Lunatic Fringe are now open. Other details were  
43           discussed.  
44



1 ~~(19:21:05) Commissioner Khodadad moved to amend the agenda and next discuss the Dreyfous~~  
2 ~~Farms item. Commissioner Chatelain seconded the motion. The motion passed with the~~  
3 ~~unanimous consent of the Commission.~~

4  
5 Ms. Hanson stated that the Highland Drive Master Plan was on the previous City Council agenda  
6 for adoption, however, Council Member Pace wished to revise some language. He recommended  
7 that any references to the RO zone be removed. The proposed revised language was detailed.

8  
9 Changes proposed to the RO zone were described. Mr. Allred stated that the City Council thought  
10 it would be easier to add uses in the future. They were opposed to specific uses and recommended  
11 that daycare, medical and dental offices, and personal services be eliminated.

12  
13 Mr. Allred reported that Woodley Place is moving forward and the Murano Subdivision  
14 preliminary plans are under review.

15  
16 (20:00:10) Commissioner Khodadad moved to return to the original agenda, item 3.  
17 Commissioner Snow seconded the motion. The motion passed with the unanimous consent of  
18 the Commission.

19  
20 The Melby building was discussed.

21  
22 6. Report from Staff on Upcoming Applications.

23  
24 7. Discussion of Possible Future Amendments to Code.

25  
26 **ADJOURN**

27 (21:08:57) Commissioner Chatelain moved to adjourn. Chair Khodadad seconded the motion.  
28 The motion passed with the unanimous consent of the Commission.

29  
30 The Planning Commission Meeting adjourned at 9:09 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*  
2 *Holladay Planning Commission Meeting held Tuesday, April 15, 2014.*  
3  
4  
5  
6

7   
8  
9

10 Teri Forbes  
11 T Forbes Group  
12 Minutes Secretary  
13

14 Minutes approved:  
15

DRAFT